



CITY OF ATLANTA

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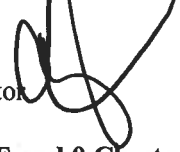
KASIM REED
MAYOR

JAMES SHELBY
Commissioner

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Zoning Administrator 

SUBJECT: Z-14-15 for 800 and 860 Glenwood Ave, SE and 0 Chester Ave, SE

DATE: April 23, 2014

Councilmember Smith introduced legislation to rezone the properties from the MR-5A and BL (Multifamily Residential and Beltline Overlay) district to the PD-MU and BL (Planned Development Mixed-Use and Beltline Overlay) district.

FINDINGS OF FACT:

- Property location: The subject properties comprise 20 acres and have approximately 948 feet of frontage on the north side of Glenwood Avenue, 345 feet of frontage on the west side of Bill Kennedy Way, and 1,778 feet of frontage on the south side of Interstate 20. The properties are located in Land Lots 12 and 21 of the 14th District, Fulton County, Georgia. The properties are in the Grant Park neighborhood, NPU-W, Council District 1.
- Property size and physical features: The subject properties comprise an irregularly shaped site totaling approximately 20 acres. They include a portion of the Chester Avenue right-of-way, which was abandoned by the City and incorporated into the subject properties. The largest property fronting Glenwood Avenue and Chester Avenue is mostly paved, relatively level, and open. Several former industrial buildings remain on the site. A steep heavily wooded slope runs along the western boundary of the site. The smaller property fronting Bill Kennedy Way is undeveloped and slightly overgrown sloping downward to the west away from the Bill Kennedy Way.
- CDP land use map designation: The properties are presently designated as "Very High Density Residential". Legislation has also been introduced to recommend a change of the land use to "Mixed-Use").
- Current/past use of property: The properties were used by the concrete industry for several decades until they were reportedly placed under contract in February 2012 by LaFarge with Fuqua Development, LLC. The site was used for vehicle maintenance and storage, concrete QA/QC

testing, and housed a back-up batch plant. A large combined sewer trunk line and associated 50 foot wide easement traverse the property diagonally from the northwest corner to the center of the Glenwood Avenue frontage as shown on the *Infrastructure Plan* submitted by the proposed developer of the site. Since 2012 the site has been inactive. A Special Administrative Permit (SAP) was approved for this site in July 2013 for redevelopment consistent with the I-1 (Light Industrial) zoning designation, including the Beltline Overlay district, at the time of permit approval. The approved SAP plan did not include residential uses which are part of the new proposal because the I-1 designation did not allow such uses. The addition of residential uses will be by the amendment of the current SAP.

- Surrounding zoning/land uses: The subject properties are surrounded by a variety of zoning districts and uses. North of the subject properties existing zoning is I-1-C (Light Industrial Conditional) and Beltline Overlay. West of the site is property zoned C-1-C (Community Business-Conditional) and R-5 (Two-family residential) and Beltline Overlay. East of the site property is zoned MRC-3-C (Mixed Residential Commercial-Conditional) and PD-MU (Planned Development Mixed-Use) and Beltline Overlay. The surrounding land uses include multi-family residential, single-family residential, retail/restaurant, and institutional.
- Transportation system: The site is served by a nearly direct connection to the Interstate system and two Collector streets. Both Bill Kennedy Way and Glenwood Avenue are classified as Collectors. The properties are served by a MARTA bus route and are also adjacent to two major planned transit investments: the Atlanta BeltLine Corridor, planned for streetcar service utilizing the Bill Kennedy Way right-of-way, and Bus Rapid Transit is planned along I-20, including a station at Bill Kennedy Way.

The Atlanta BeltLine Street Framework Plan for the property includes a grid of connected streets throughout the site. These include the Faith Avenue Extension, the Kalb Avenue Extension, the restoration of Chester Avenue, and an additional east-west street on the site.

PROPOSAL:

The proposal includes the rezoning of the properties to the PD-MU (Planned Development Mixed-Use) and the Beltline Overlay District in order to construct a mixed-use development with a maximum square footage of a 499,999 and a height limit of nine (9) stories. The conceptual *Zoning Plan* and the *Infrastructure Plan* establish the development site layout, densities and building heights. The development would occur in phases and includes approximately 168,700 square feet of non-residential uses and 326,250 square feet of residential uses in two buildings (a combined total of approximately 435 dwelling units). The conceptual *Zoning Plan* would allow for flexibility in the allocation of square footages throughout the site, provided that the overall maximum square footage build out and height limits are not exceeded.

CONCLUSIONS:

(1) Compatibility with Comprehensive Development Plan (CDP); timing of development:

The properties are currently designated as "Very High Density Residential". A change to the Comprehensive Development Plan is required to accommodate the proposed rezoning to mixed-use category. Legislation has been introduced to change the land use designation from "Very High Density Residential" to "Mixed-Use". The land use legislation is consistent with vision of the

adopted Atlanta Beltline Master Plan (Subarea 4) which recommended a mixture of office, retail and residential uses.

- (2) **Availability of and effect of public facilities and services; referral to other agencies:** Staff is of the opinion that there are available public facilities based on the successful implementation of nearby development. Additionally, there has been no indication from review agencies and departments that there would not be adequate public facilities and services at the subject location.
- (3) **Availability of other land suitable for proposed use; environmental effect on balance of land uses:** The proposed rezoning and its allowable uses are consistent with the companion land use amendment to mixed-use and the vision of the Atlanta Beltline Master Plan for Subarea 4 which recommended a mixture of office, retail and residential uses. The redevelopment of the site of this size with a mixed-use development with retail and other commercial uses and including additional residential units could potentially increase the use of the Beltline transit and trail components. The proposal also calls for construction of the bicycle and pedestrian trail segment between I-20 and Glenwood Avenue along the Faith Avenue extension (west of Bill Kennedy Way) and Chester Avenue.
- (4) **Effect on character of the neighborhood:** The proposed PD-MU zoning district establishes a conceptual *Infrastructure Plan* that provides new streets, streetscapes, and landscaping that would benefit the overall neighborhood and increase pedestrian and vehicular connectivity. Additionally, the proposed zoning designation allows for both commercial uses to serve the surrounding neighborhood and new multi-family residential uses compatible with adjacent residential uses in the area.
- (5) **Suitability of proposed land use:** Staff is of the opinion that the proposed rezoning would be compatible with surrounding zoning and land uses.
- (6) **Effect on adjacent property:** The site is currently vacant and its redevelopment with compatible residential and non-residential uses (other than industrial) would have a positive impact on adjacent properties. Furthermore, additional residential uses, allowed by the PD-MU district, would be an asset to the Atlanta Beltline corridor.
- (7) **Economic use of current zoning:** Staff is of the opinion that the property currently has economic value, however, redevelopment of the property for mixed-use with a combination of non-residential and residential uses will likely increase its economic value.
- (8) **Tree Preservation:** Upon submittal of permits to the Office of Buildings, any development proposal will be subjected to the tree ordinance.
- (9) **Other Considerations:** The proposed rezoning is more consistent with the recommendations in the Atlanta Beltline Master Plan Subarea #4 Plan for a mixed-use development than the current MR-5A zoning designation on the entire site. Staff recommends a Substitute Ordinance to add a conceptual site plan to the legislation for purposes of specifying the general development site layout, maximum density and building heights.

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE with the following conditions:

1. This zoning is conditioned on the conceptual *Zoning Plan* and an *Infrastructure Plan* prepared by Pieper O'Brien Herr Architects dated April 10, 2014 and stamped "received" by the Office of Planning on April 16, 2014. Notwithstanding any other provision of the City of Atlanta Code of Ordinances and any adopted plan of the City, including but not limited to any existing or future street plan, this *Zoning Plan* and *Infrastructure Plan* shall control.
2. The principal uses and structures permitted in the PD-MU district pursuant to Zoning Code Section 16-19B.0003 are allowed in this district except as follows:
 - (a) Adult businesses are not permitted;
 - (b) The following uses are permitted only with a special use permit:
 - (i) Churches, synagogues, temples, mosques and other religious worship facilities;
 - (ii) Hotels and motels;
 - (iii) Pool halls, billard parlors, amusement arcades, and games rooms; and
3. External broadcast antennas, cable antennas, and satellite dishes are not permitted on the exterior of any building other than the roof.
4. The developer is encouraged to pursue LEED Gold or Bronze certification for all new structures.

cc: James Shelby, Commissioner, DPCD

